



judgment. No monetary damages against the Manuells are sought. The court enters the following declarations and final judgment, allowing Deutsche Bank to foreclose on the real property and improvements at issue.

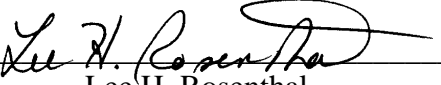
The material allegations of Deutsche Bank's complaint are deemed admitted. (Docket Entry No. 1). Deutsche Bank is the current holder of the Promissory Note executed by the Manuells on or about August 17, 2004, payable to MILA, Inc. An event of default has occurred under the Note. Deutsche Bank's Deed of Trust, identified by Instrument No. X866093, gives it a first lien security interest on the following real property and improvements:

LOT FIFTY-THREE (53), IN BLOCK FIVE (5), OF OAK CLIFF PLACE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 303, PAGE 93, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Deutsche Bank has the right to foreclose. If foreclosure proceeds, the purchaser at the foreclosure sale will be vested with all Deutsche Bank's interest, rights, and title in the real property and improvements. Deutsche Bank may further communicate with the Manuells and others as reasonably necessary to conduct the foreclosure sale.

Each party is to pay its own costs. Deutsche Bank may move for attorney's fees under Federal Rule of Civil Procedure 54(d)(2)(B)(I).

SIGNED on May 16, 2019, at Houston, Texas.

  
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Lee H. Rosenthal  
Chief United States District Judge